

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA & UD Dept. - HMDA - Heritage Buildings - De-notification of Monty's Hotel Building at Secunderabad from the list of Heritage Buildings - Draft Notification - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₁) DEPARTMENT

G.O.Ms.No. 379,

Dated: 03-06-2009.

Read the following:

1. G.O.Ms.No.102 MA, Municipal Administration and Urban Development Department, Dated: 23.03.1998.
2. From Sri C. Srinivasulu and Sri C.S. Narasimha Rao Representation Dated:11-01-2007 and 01-08-2007.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.1333/Plg/HCC/2007, dated: 29-09-2008.
4. Govt. Memo.No.1173/I₁/2007, MA&UD (I₁) Deptt, dated:12-01-2009
5. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad Letter No.1333/Plg/HCC/H/2007, dated: 12-05-2009.

ORDER: -

The commissioner, Printing, Stationery, & Stores Purchase, Hyderabad is requested to publish appended notification in the issue of the Andhra Pradesh Gazette dated: 11.06.2009.

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish the appended notification in the local news papers and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Commissioner & Special Officer,
Greater Hyderabad Municipal Corporation, Hyderabad
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Hyderabad.
Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX NOTIFICATION

Whereas, the Government in G.O.Ms.No.102 MA, Dated:23.03.1998 have notified Building Pr.No.1-7-392 to 395, Sarojini Devi Road as Heritage Building as Grade II (B) Building (Sl.No.5).

2. Whereas, Sri C. Srinivasulu and Sri C.S. Narasimha Rao in their letters Dated:11.01.2007 and 01.08.2007 have represented that the building bearing Municipal Number Old No.108 and corresponding to new Nos.1-7-372 to 395, admeasuring 3237.5 sq. mts. Situated at Sarojini Devi Road (earlier known as Oxford Street), Secunderabad was originally constructed in 1920's by Sri D.N. Chinoy and a Hotel by name Montgmery Hotel was run in the said premises. Presently the above building is owned and possessed by then jointly. Due to oversight proper objections could not be made at the time of calling for objections by the Heritage Conservation Committee for inclusion of the above building in the list of Heritage Buildings and precincts. Further the said building is presently in completely dilapidated condition and the Montgmery Hotal in its original form stopped functioning long back and by any standards it is not a building of regional or local importance and it is not even a local land mark and does not possess any special architectural or aesthetical merit. The said building is neither a model of proportion and ornamentation nor is the work of master craftsman and also not representative of lifestyle of particular community or region and cannot be distinguished by any special setting on the street line and has no special character, façade and has no uniformity of height, width and scale. They have therefore requested to delete the said building from the list of Heritage properties notified in G.O.Ms.No.102 MA, Municipal Administration and Urban Development Department, Dated:23.03.1998.

3. And whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his letter No.1333/Plg./HCC/H/2007, Dated:29.09.2008 has reported that the matter was placed before Heritage Conservation Committee twice on 14.02.2007 and 18.08.2007 and resolved not to agree for deletion of the said building from the Heritage list. On the development plan submitted by the applicants, Heritage Committee suggested for redevelopment of the building in the open areas keeping the existing building intact. Further it is also reported that Mrs. C.S. Narasimha Rao has again represented vide letter Dated:20.09.2008 stating that front façade of the building will be affected in road widening program as per the master plan and once in 1990's due to heavy rain fall a portion of the building was collapsed and also in another collapsed incident one person has died. He has also submitted a certificate from M/s Raga stating that there is no architectural merit in the said building. In the report of Professor of Civil Engineer, JNTU, it is stated that the centre portion of Building is supported by temporary columns and the roof has poor drainage and the lower portion indicate extensive leakages, during heavy downpours and gales such structure may collapse without giving any warning and may cause loss of life and property and any repair may be costly and may not extend the life of the building beyond five to ten years.

4. Government, after careful consideration of the matter, in exercise of powers conferred by Regulation 13(3) Hyderabad Zoning Regulations 1981, under sub-section (1) of Section 59 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), keeping in view the structural safety of the buildings and public safety, have proposed to de-notify the premises

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No.1-7-392 to 395 (Monty's Hotel Building), Sarojinidevi Road, Secunderabad from the list of Heritage Buildings notified in the G.O.Ms.No.102 MA, Municipal Administration and Urban Development Department, Dated:23.03.1998 and accordingly a draft notification vide in the reference 4th read above and the same has been published in the extra-ordinary issue of A.P.Gazette No.31, dated:19-01-2009 inviting objections/ suggestions from the public if any within the stipulated period i.e, fifteen working days from the date of publication of the notification. Further Metropolitan Commissioner, Hyderabad Metropolitan Development Authority also published the said notification in the local news papers giving vide publicity for the public for filling their objections/suggestion if any within stipulated period. No objections/suggestions have been received either in the HMDA or in the Government within stipulated period.

5. Government, therefore, in exercise of powers conferred by regulation 13 (3) of Hyderabad Zoning Regulations, 1981 under sub-section (1) of Section 59 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) hereby de-notify the premises No.1-7-392 to 395 (Monty's Hotel Building), Sarojinidevi Road, Secunderabad from the list of Heritage Buildings notified in the G.O.Ms.No.102 MA, Municipal Administration and Urban Development Department, Dated:23.03.1998.

Dr. C.V.S.K. SARMA
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER